

crestview country club estates  
**OVERBROOK** addition sketches  
for TOMLINSON OIL CO.

patrick d. huff · design · job captain  
floyd d. wicker · production tracking

architect

**John g. York & associates.**

GENERAL SKETCH PLAT LAYOUTS AND SPECIFICATIONS

FOR

OVERBROOK II ADDITION TO SEDGWICK COUNTY KANSAS

OWNERS:

Tomlinson Oil Co.

Wichita, Kansas

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William F. Kalhorn

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Engineer/ Special

Projects

Colorado Springs, Colorado

David Jones

Landscape Design

## INTRODUCTION

In review of the sketches represented in schemes A thru G, it should be realized that the schemes are ordered in their sequential development. Differences in each scheme are directly attributable to variations in spacial clustering, unit configuration and proposed plat design area.

The initial studies, or sketches A thru E represent a progressive analysis process and a summative proposal for the development of that parcel of property know as lot 19, Block 3, of Overbrook Addition to Crestview Country Club Estates, Sedgwick County, Kansas, containing approximately 10.2 acres.

Upon the conclusion of the initial sketches dealing with lot 19, an additional study represented in sketches F and G, considered ramifications and proposed plat development of a parcel lying east of lot 19, situated between said lot and an existing floodway. This parcel may be more particularly described as that beginning at the Northeast corner of lot 19, Block 3, Crestview Country Club Estates, Overbrook Addition to Sedgwick County, Kansas; thence S 00° 54' 01" E along the east line of said Lot 19 400 feet; thence N 45° 18' 28" E 96.97 feet; thence N 00° 54' 01" W 333.17 feet to a point on the North line of the said Lot 19 extended East; thence S 88° 52' 12" W 70.00 feet to the point of beginning containing 0.59 acres more or less.

It should be noted that suggested development schemes E and G are, and shall continue to be subject to variation until either acceptance by the proper metro-planning authority for final platting. Variations shall also be recognized in individual planned units

as acoustic, solar, visual amenities, spacial privacy, etc. are intergal to the structures synthesis with site. (In order to achieve a full preliminary appreciation of the gross probable success or failure of the coordination between architecture and site, this group would propose the construction of a massing model study).

Plat variations are typically inherent in the platting process. The success or failure of the final product here will be directly associated to the degree of communication, consistency and coordination between governmental planning authority, owner, developer, architect, and planner.

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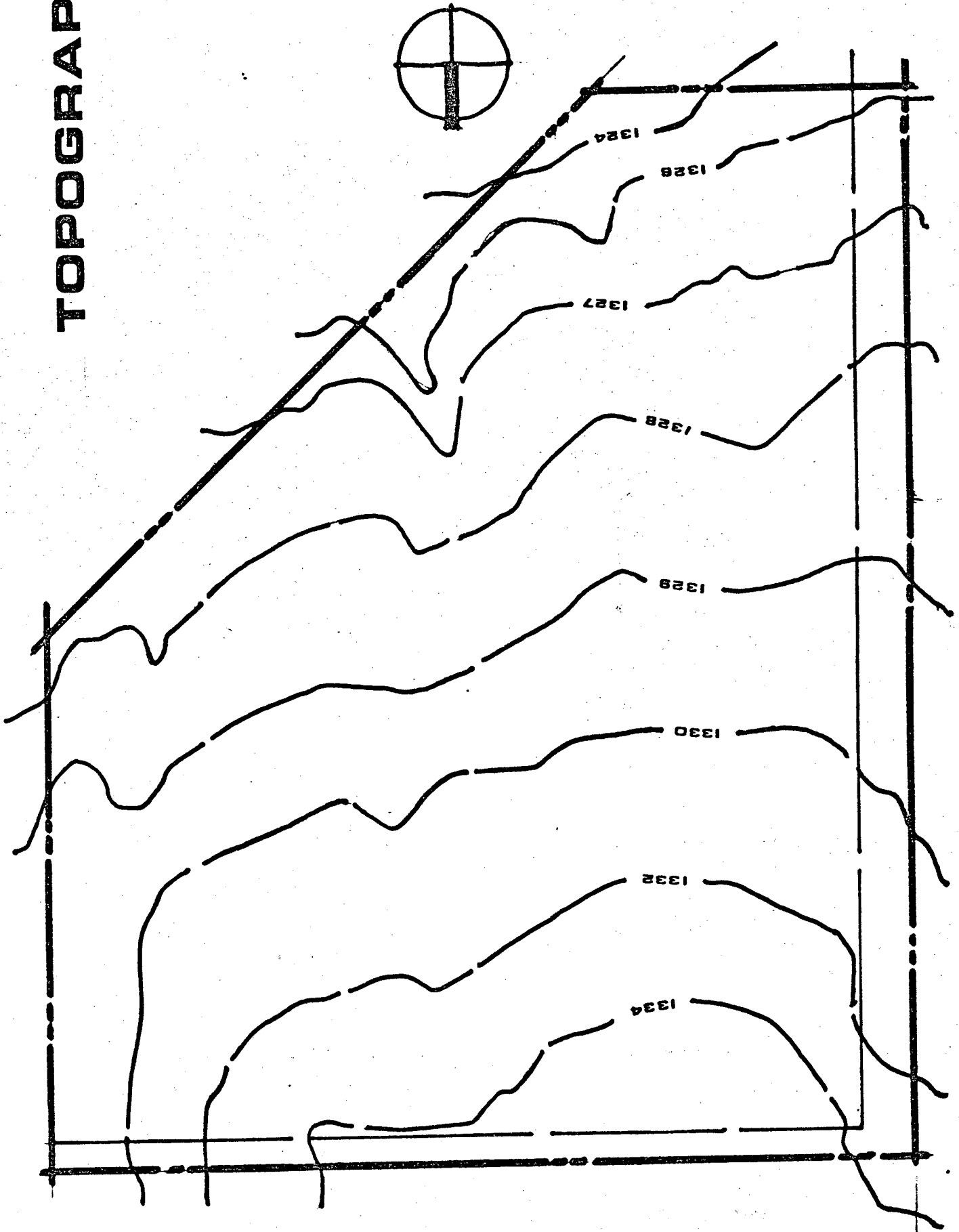
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DESCRIPTION

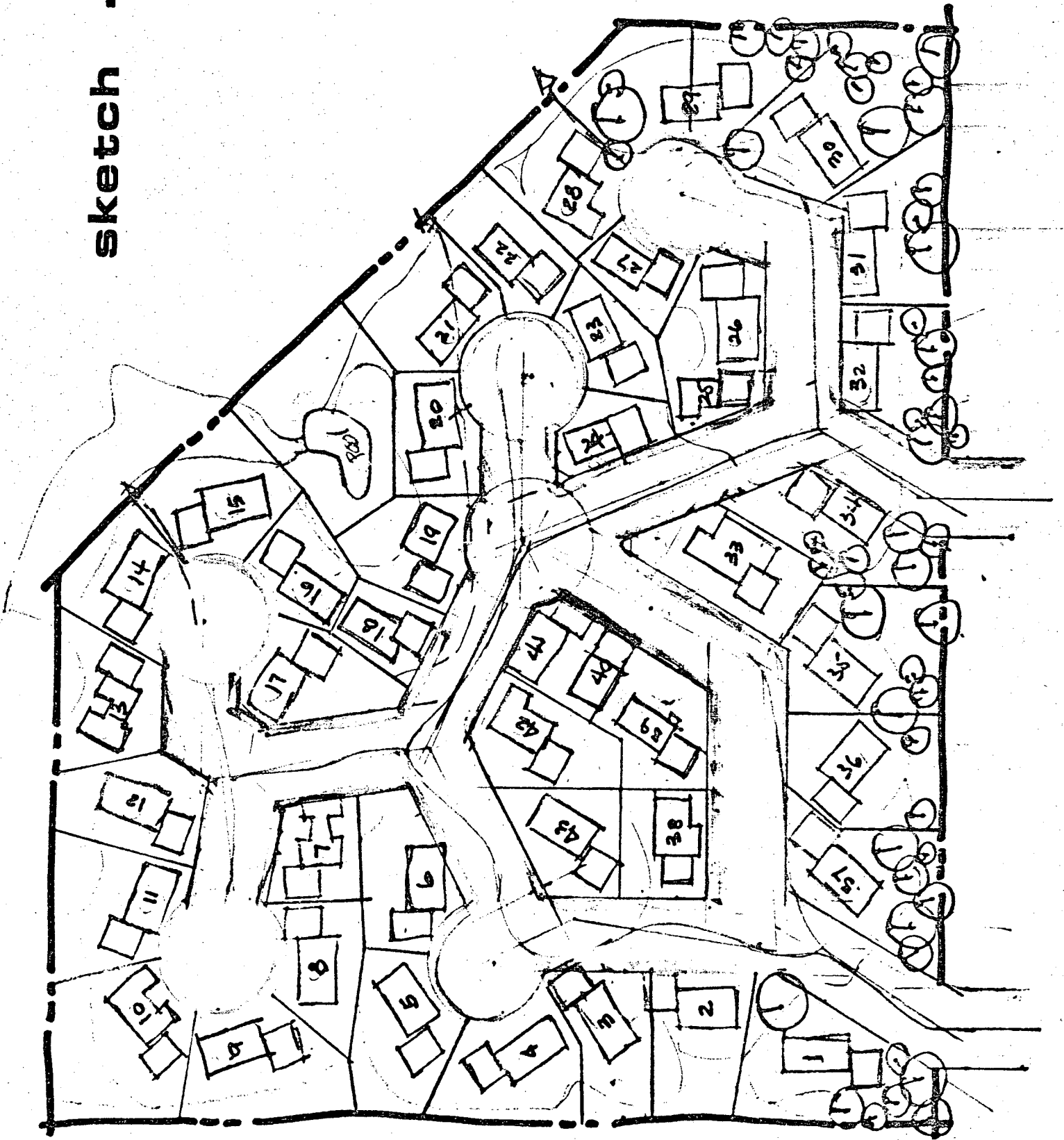
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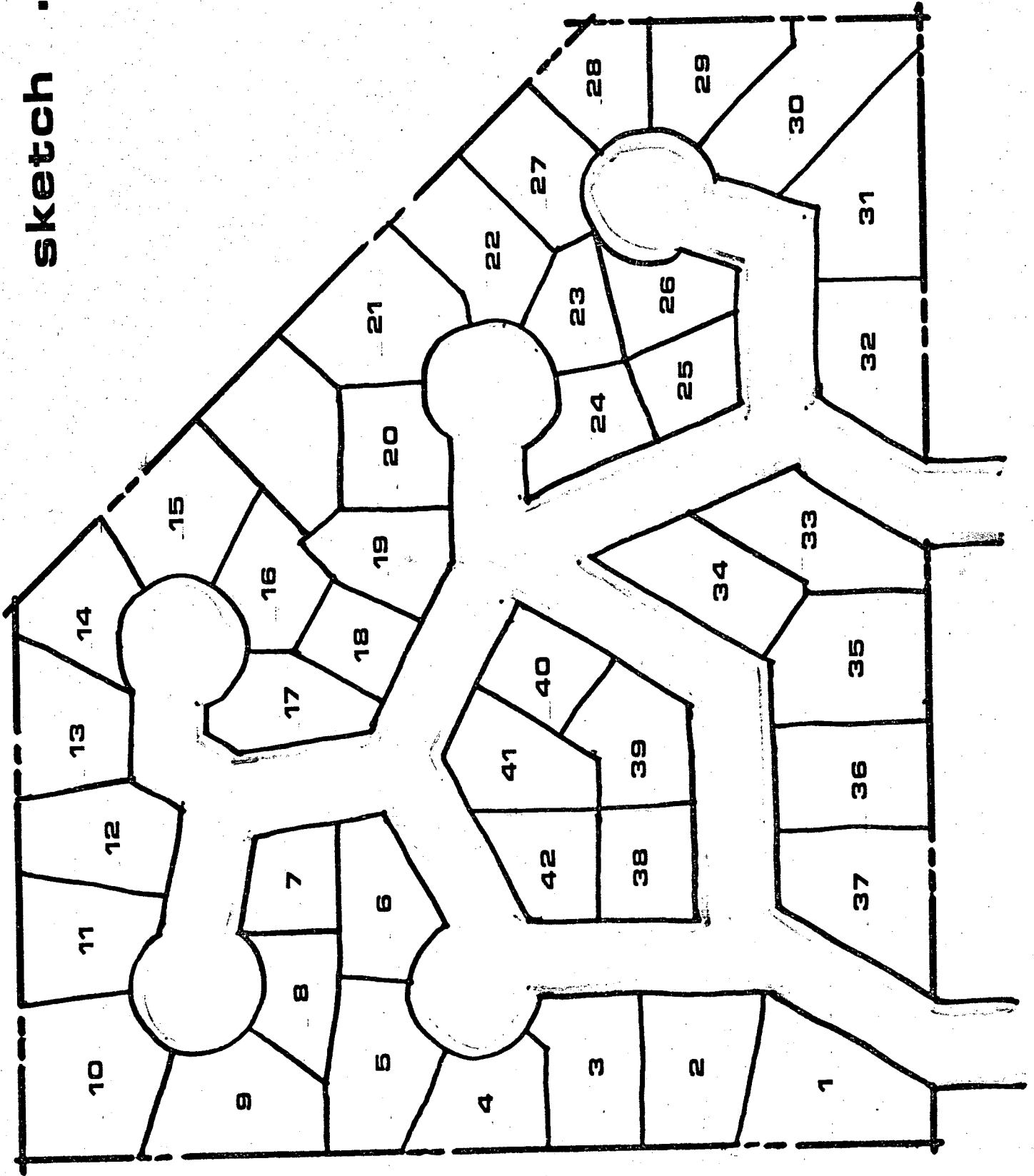
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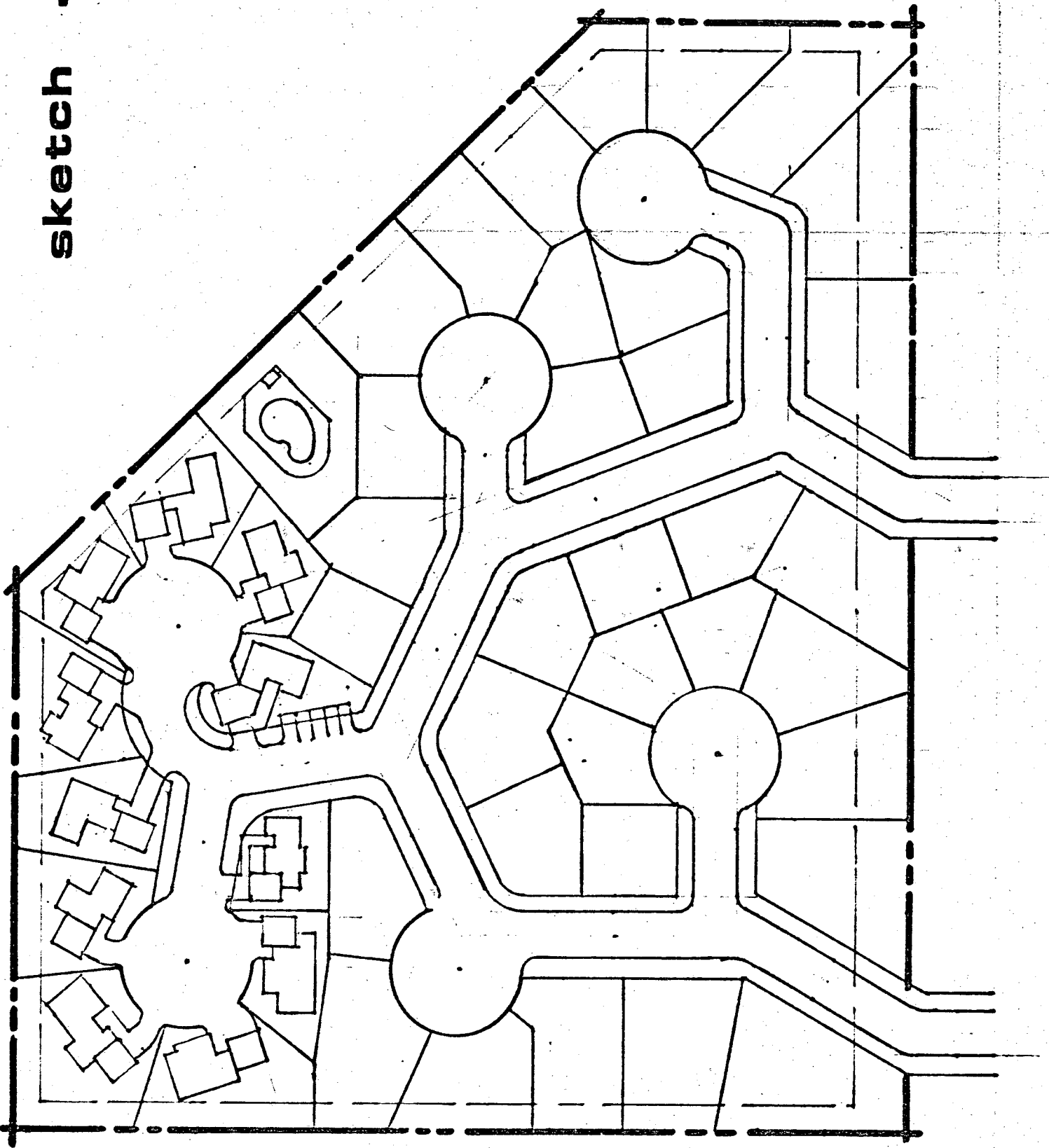
sketch .a.



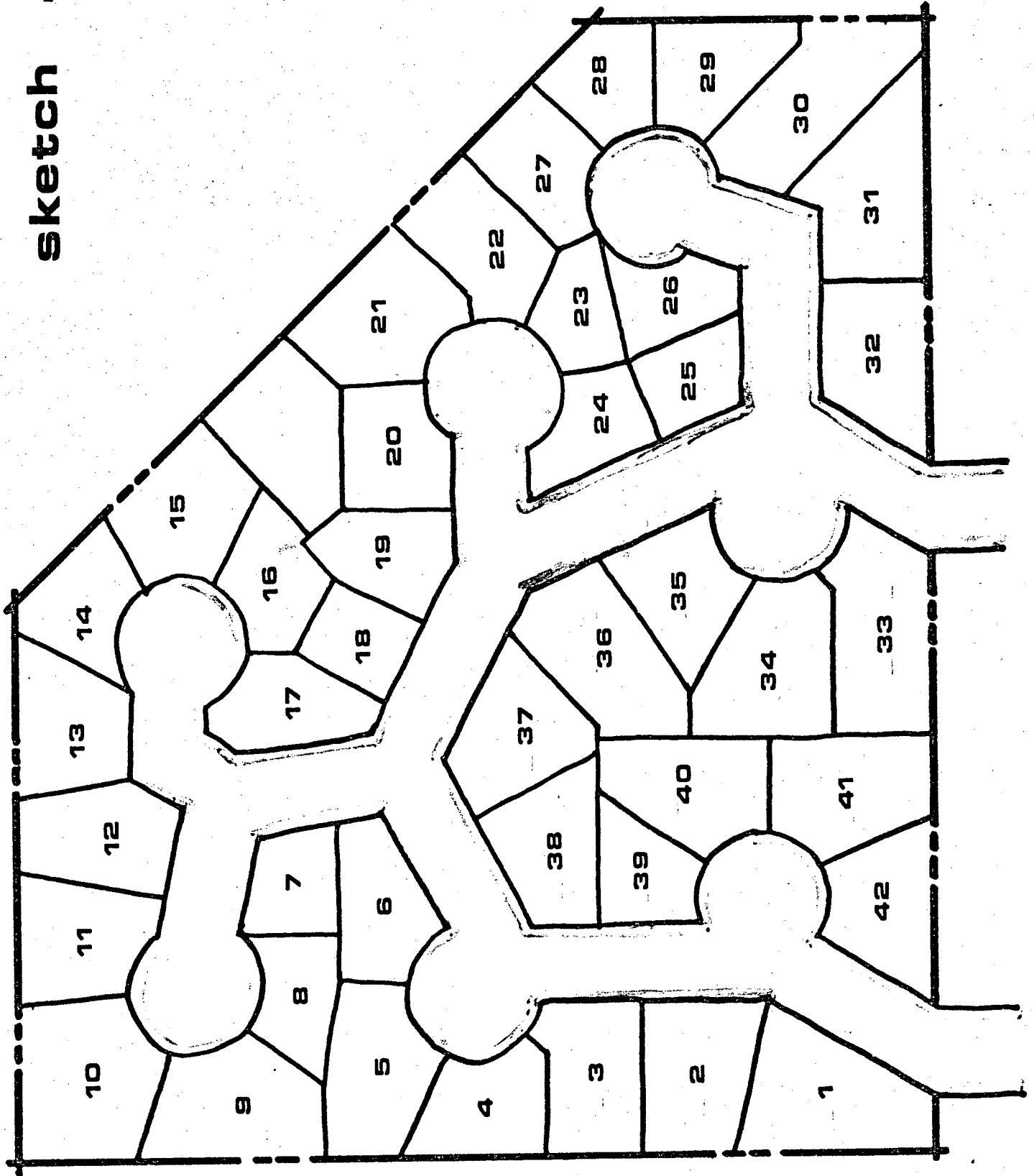
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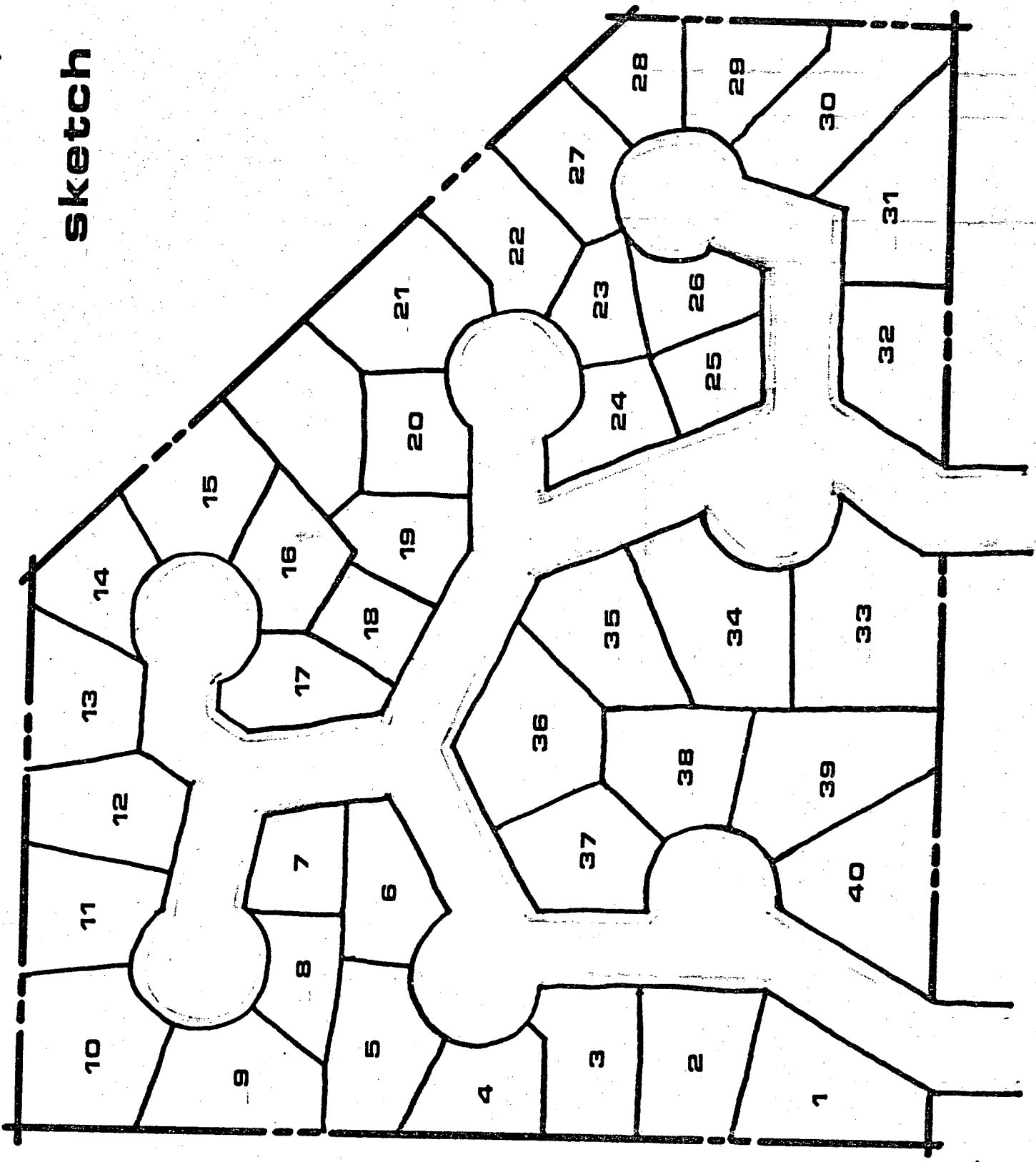
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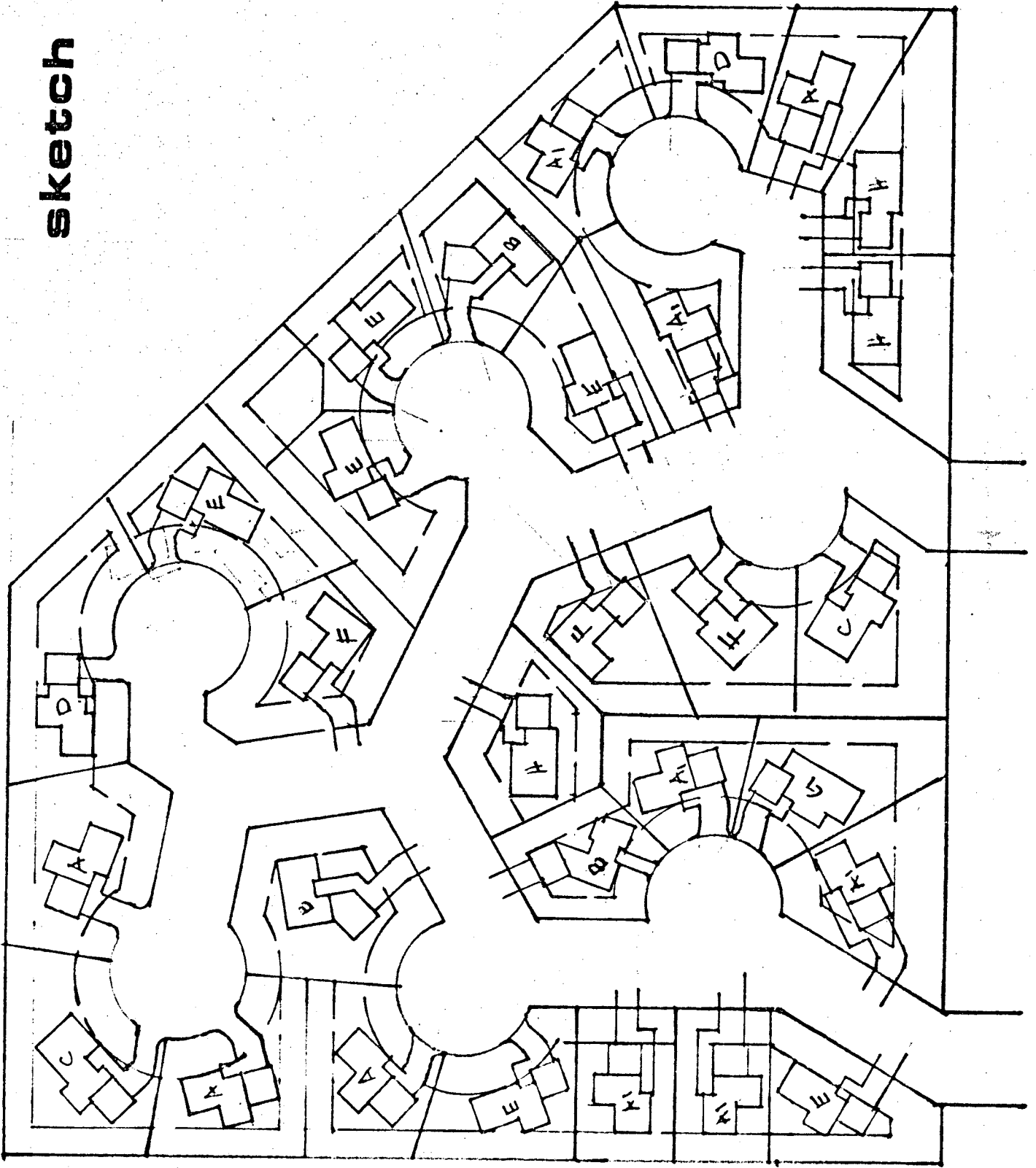
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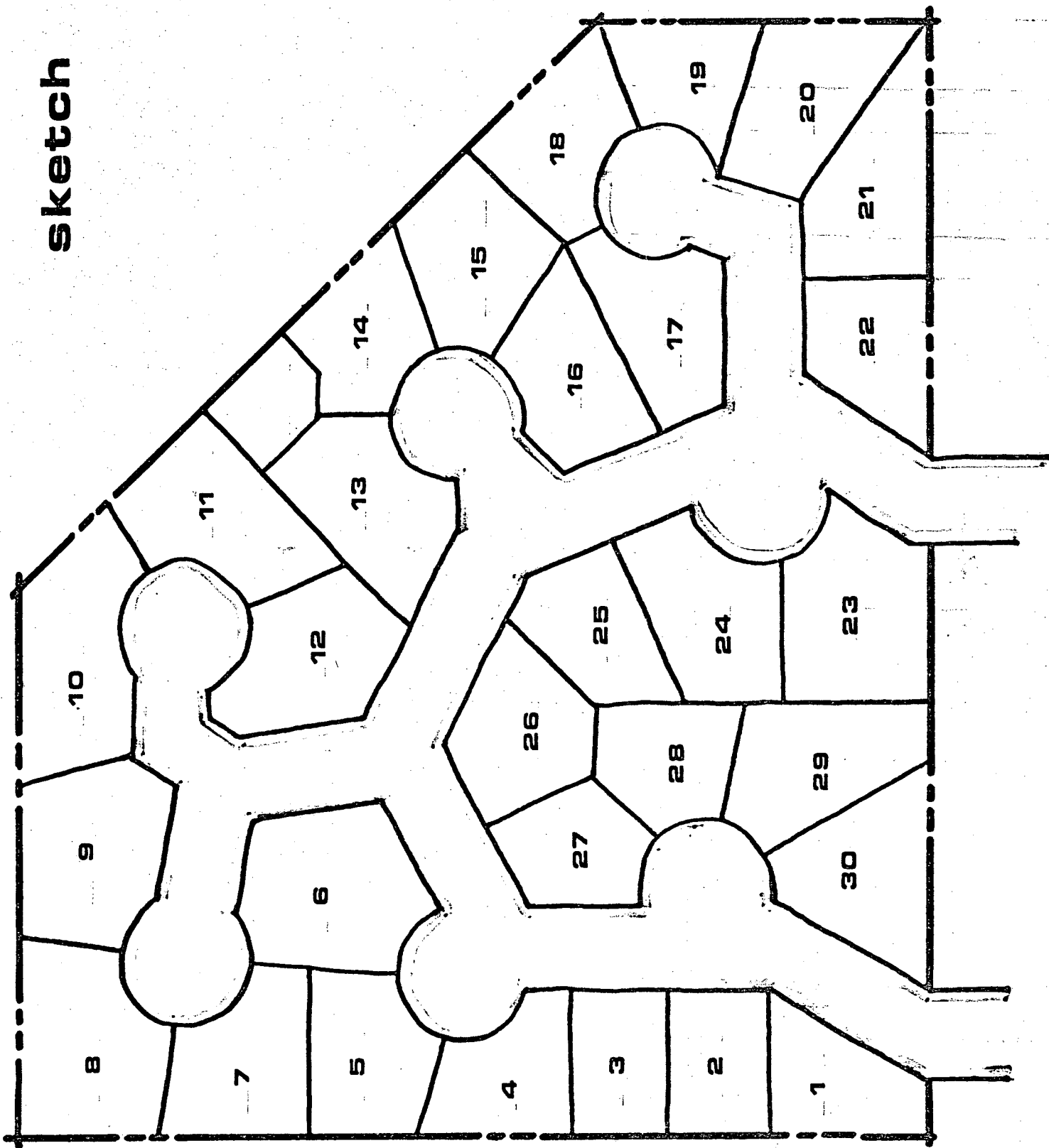
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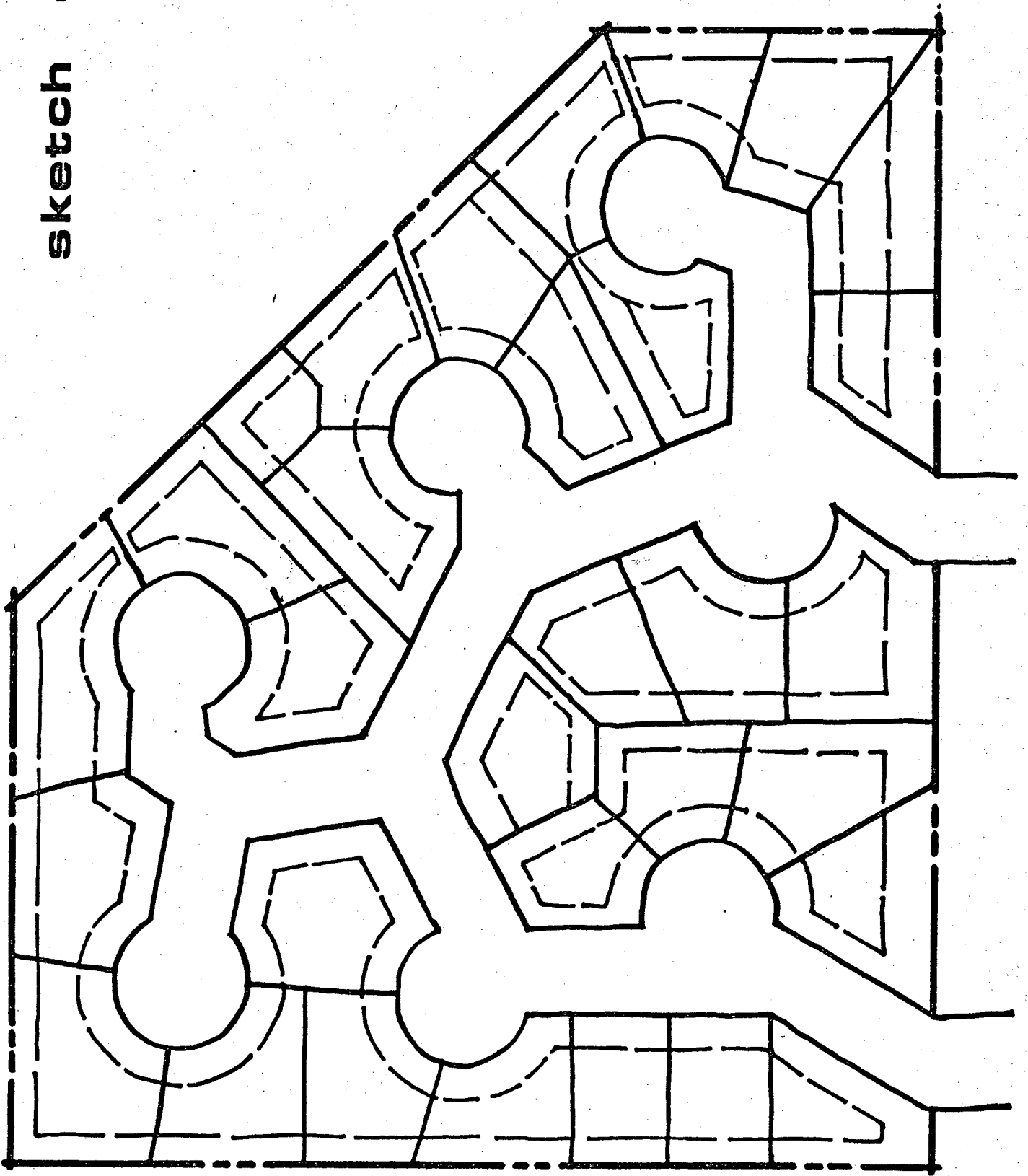
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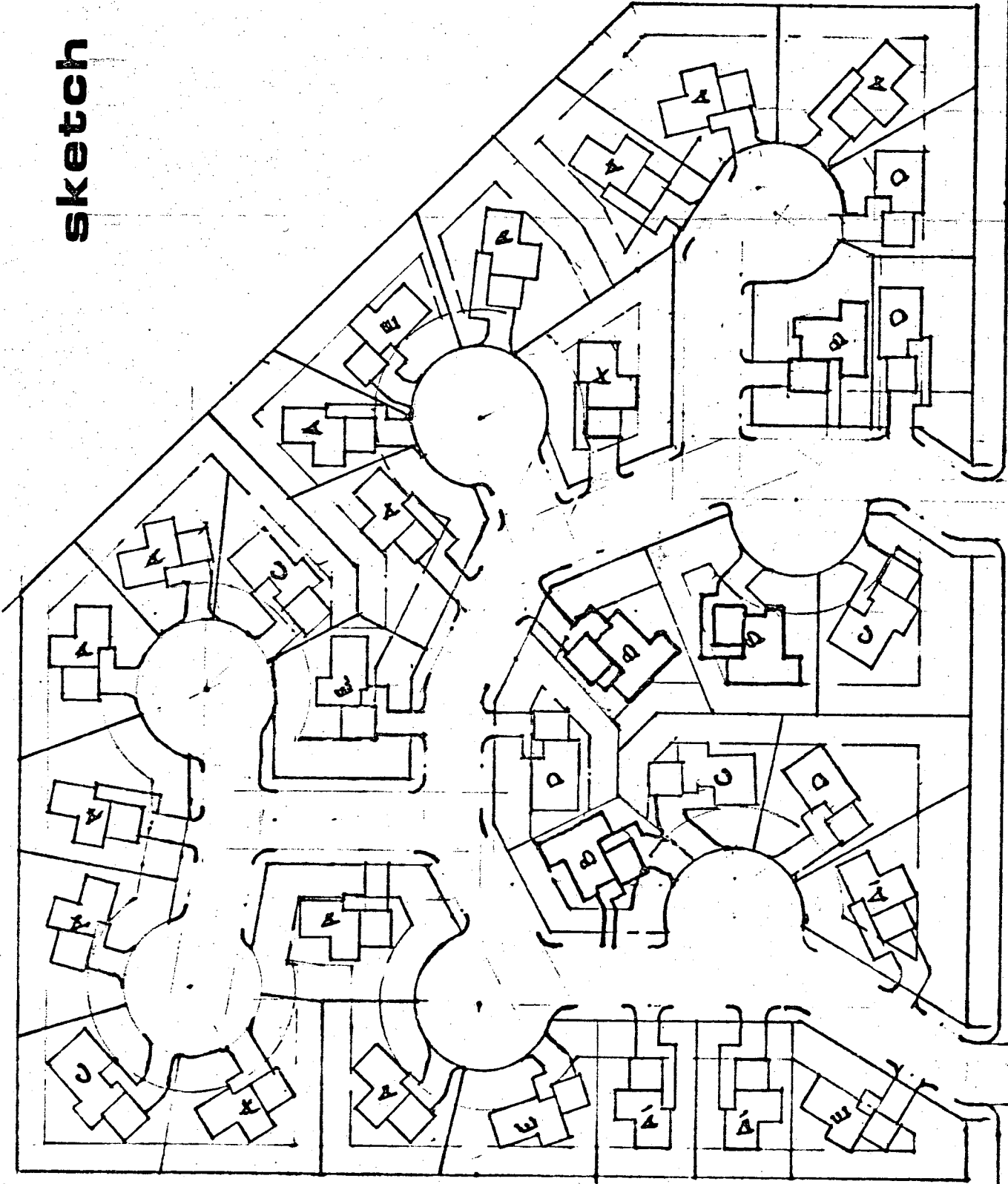
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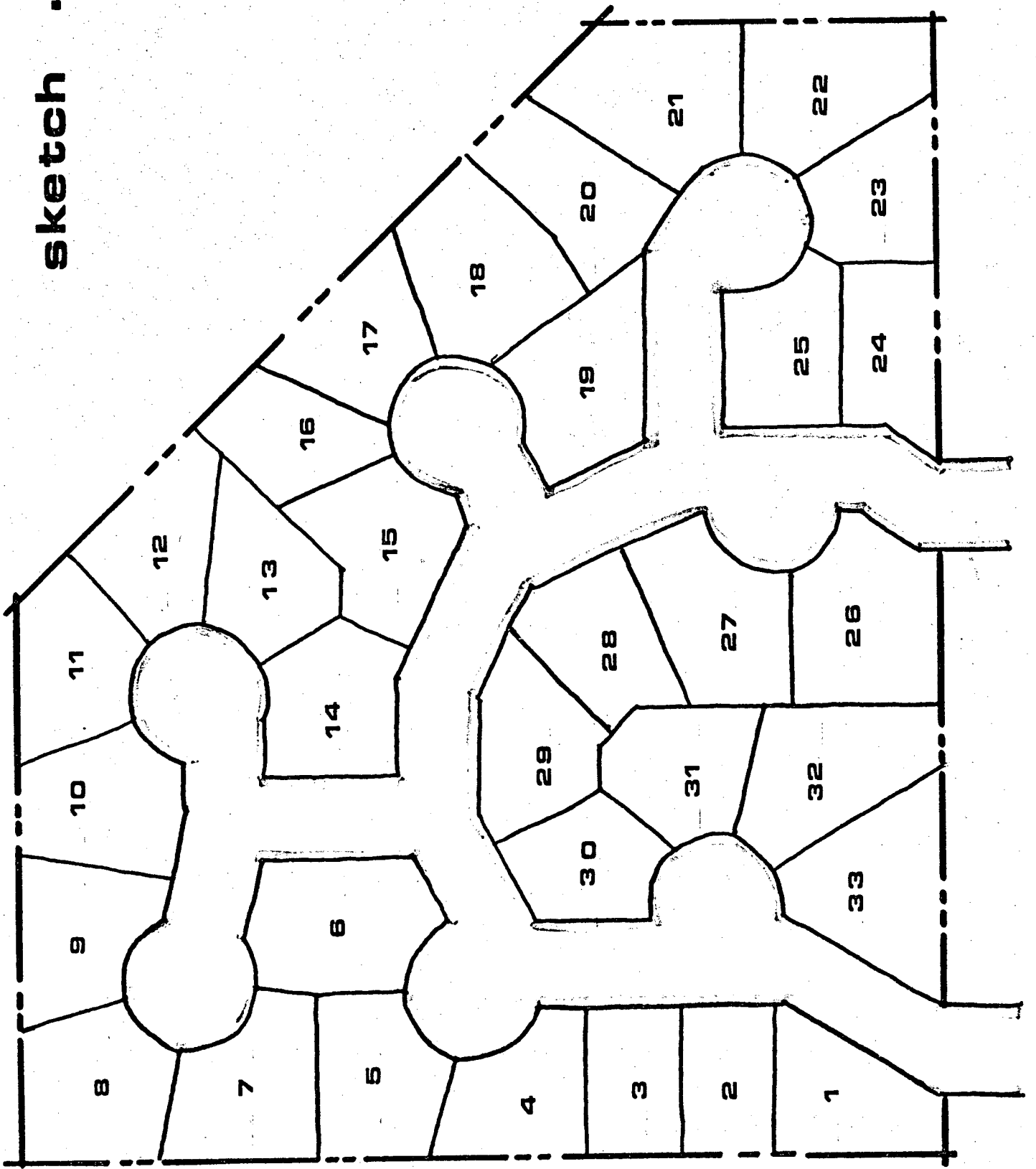
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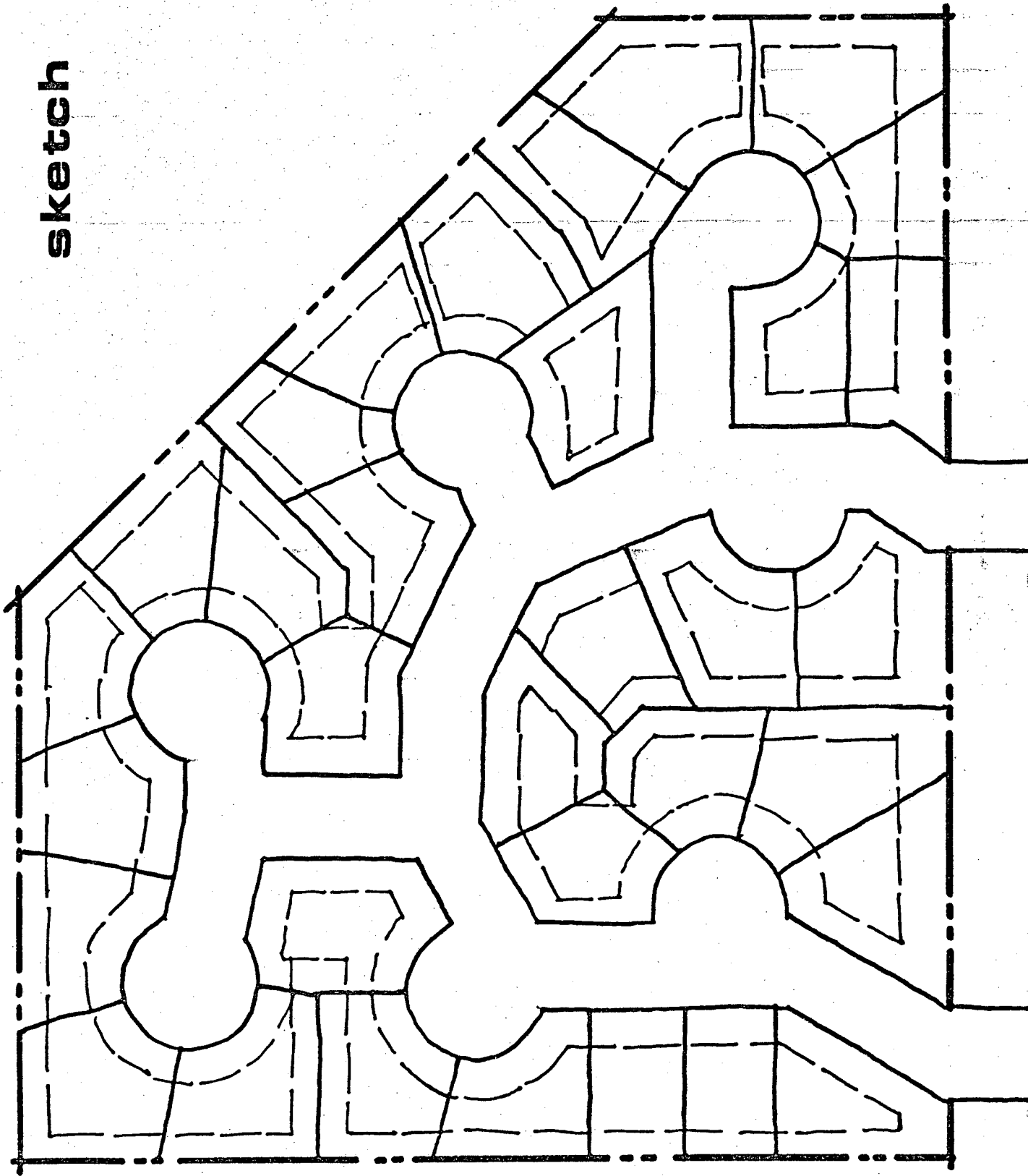
sketch .e.



sketch .e.

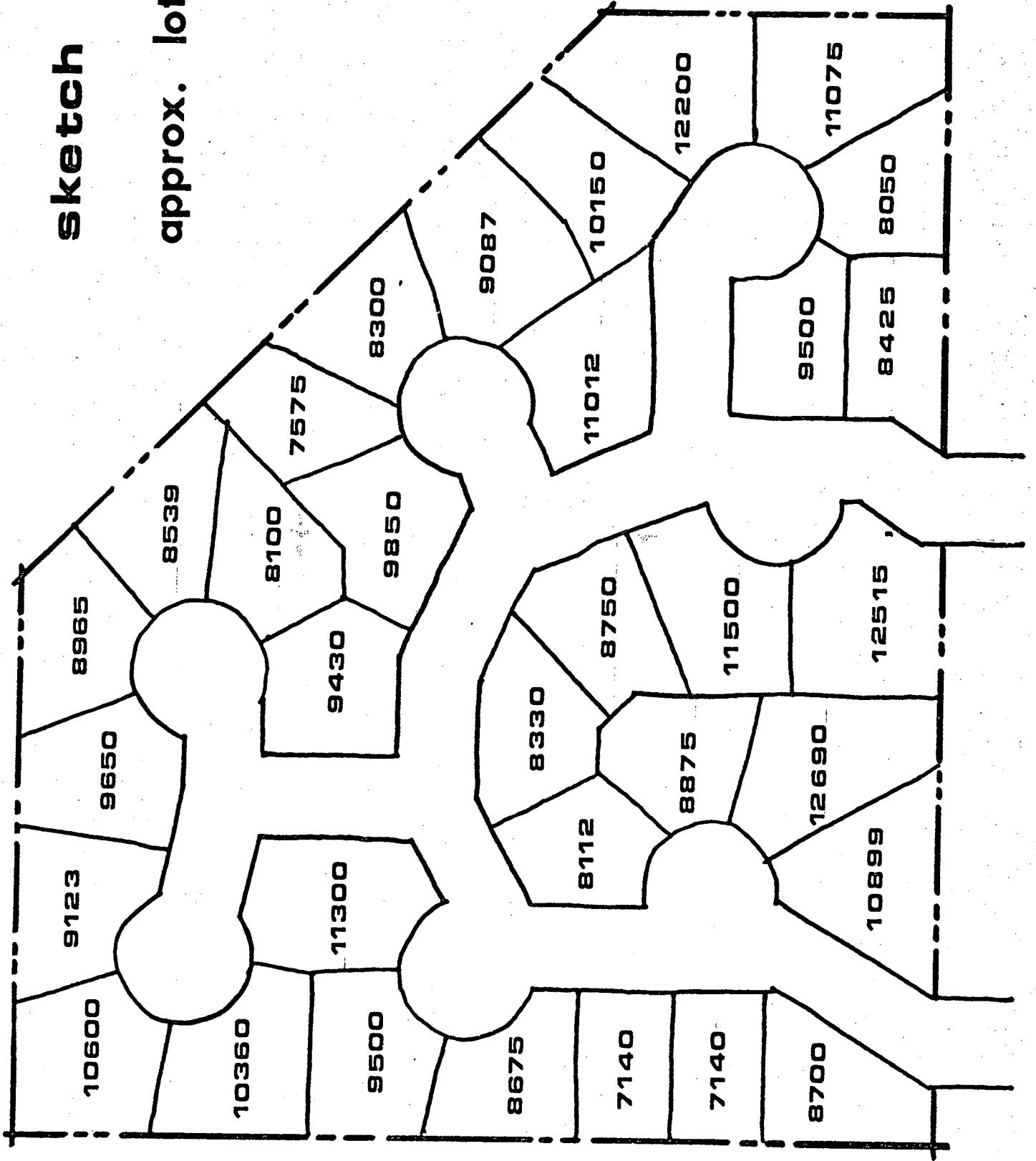


sketch .e.



sketch .e.

approx. lot areas



SKETCH "E" DATA SHEET

DESIGN SITE:

AREA 10.2 Acres  
ZONING SPECIFICATION AA, w/ preplanned units

PARKING per unit 5.0 p.u.  
off-street type

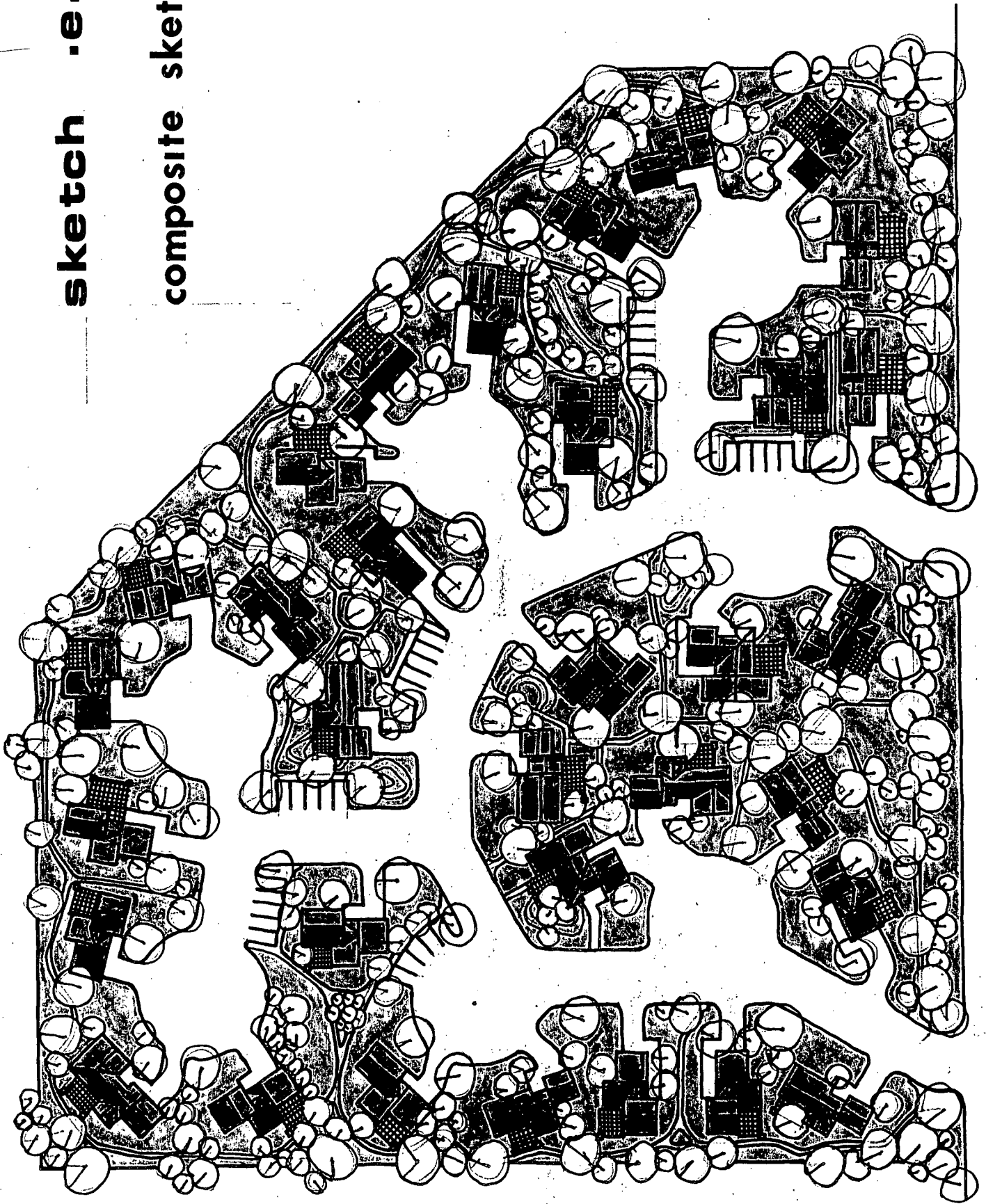
DESIGN UNIT AREAS:

UNIT A	ground floor	1225 sq. ft.
	upper floor	600 sq. ft.
UNIT B	ground floor	1750 sq. ft.
UNIT C	ground floor	1630 sq. ft.
UNIT D	ground floor	1530 sq. ft.
UNIT E	ground floor	1226 sq. ft.
	upper floor	594 sq. ft.

Note: See future development drawings  
for unit bedroom variations

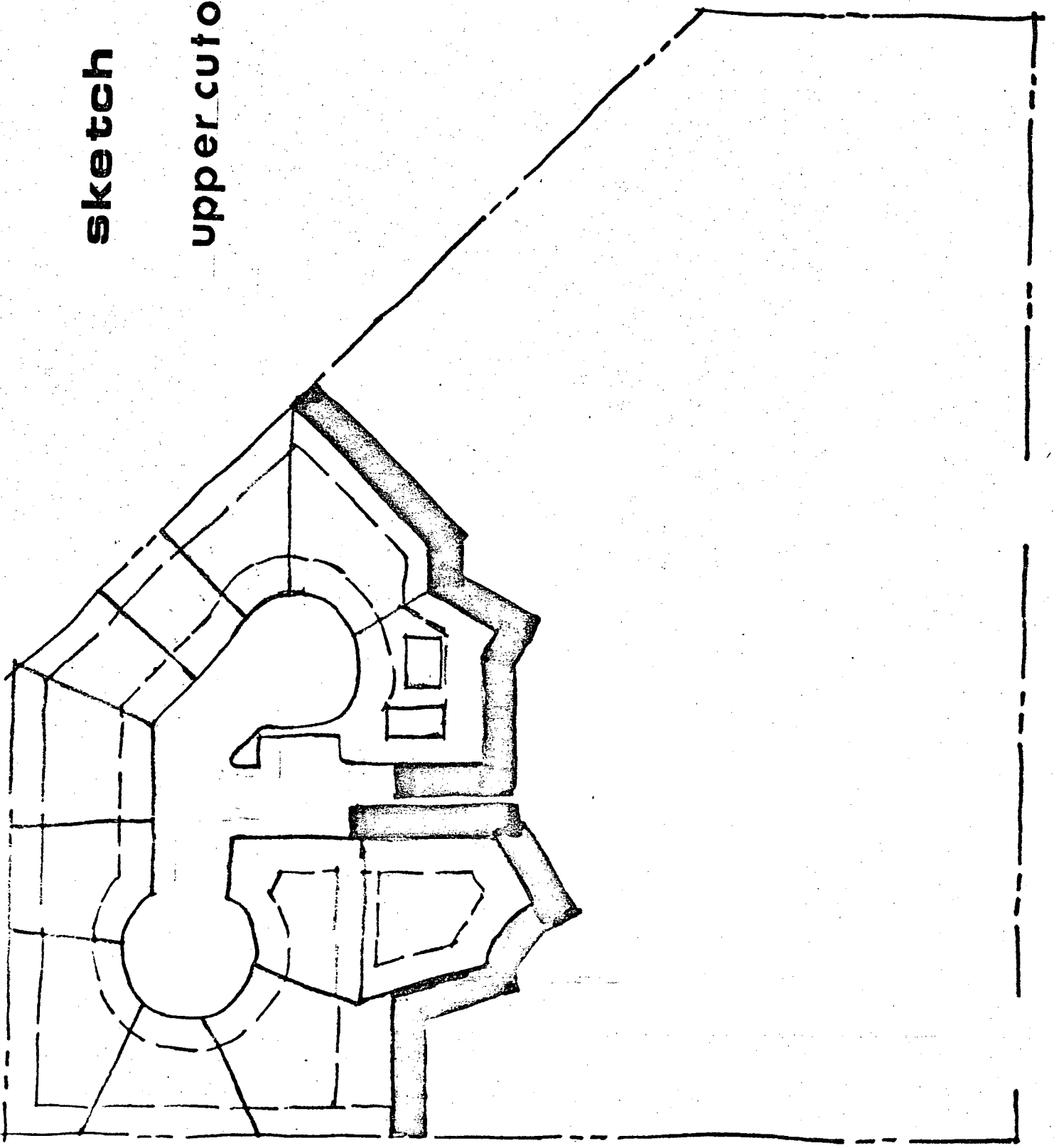
sketch .e.

composite sketch

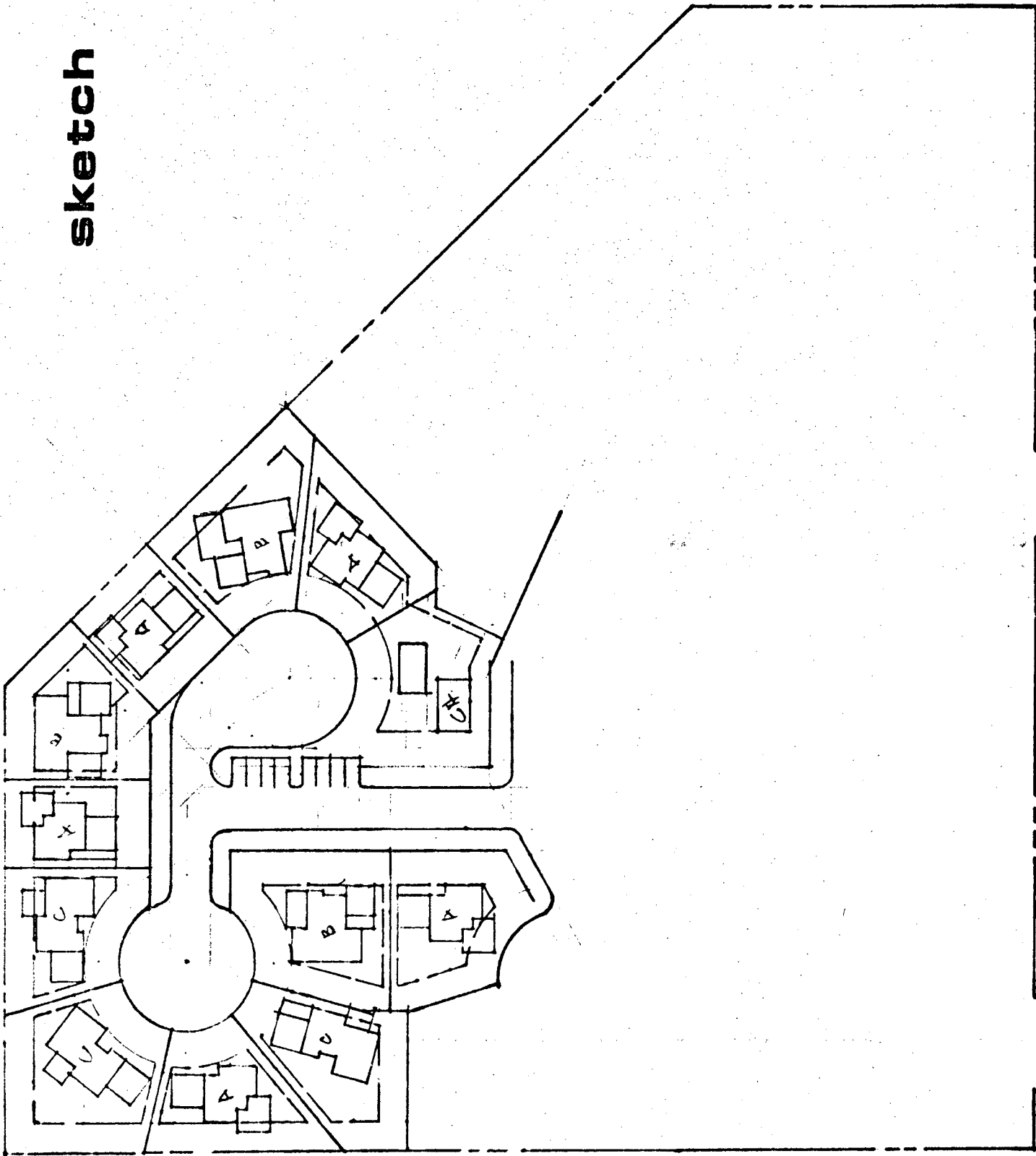


sketch - f.

upper cutoff

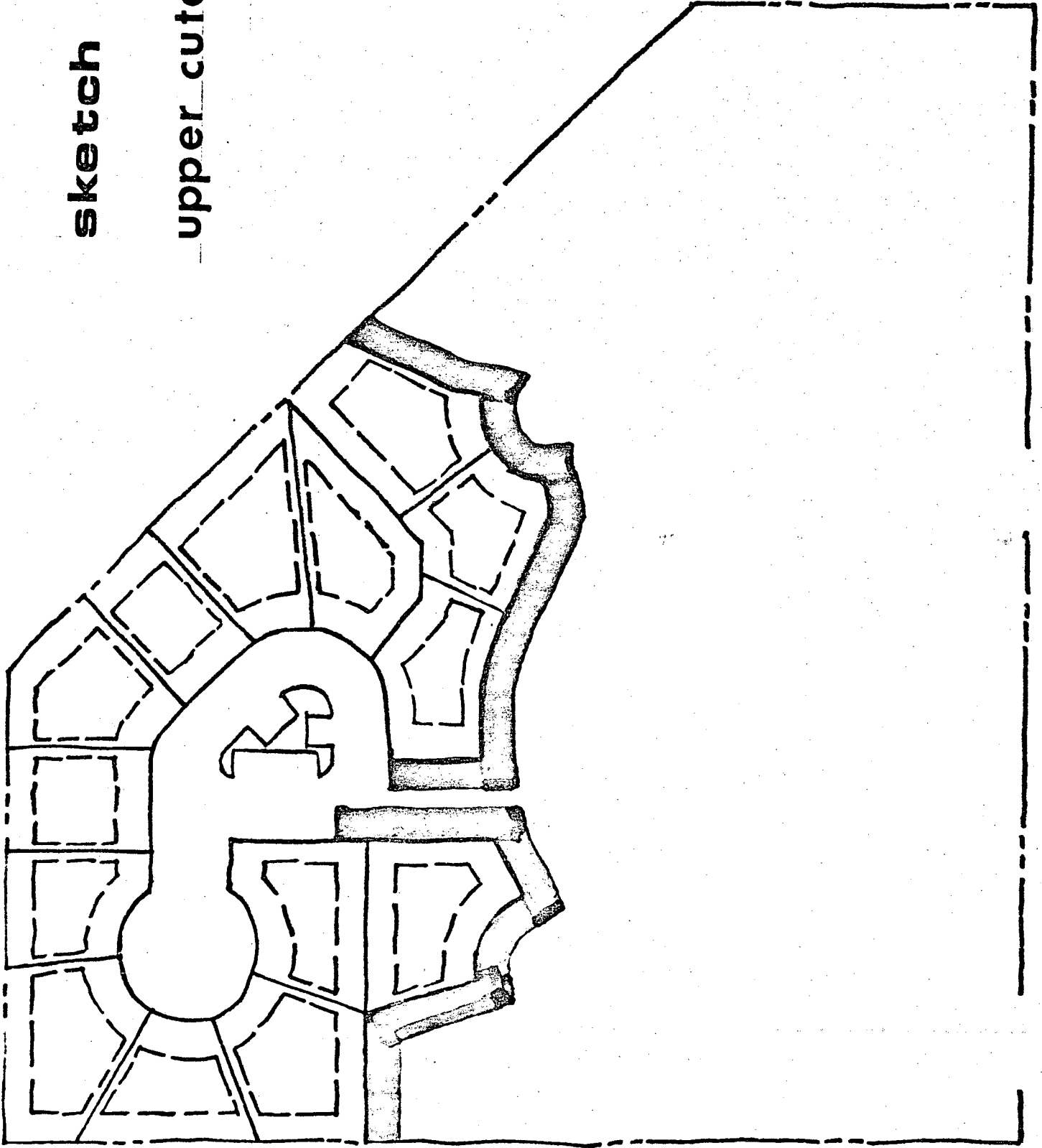


sketch . f.

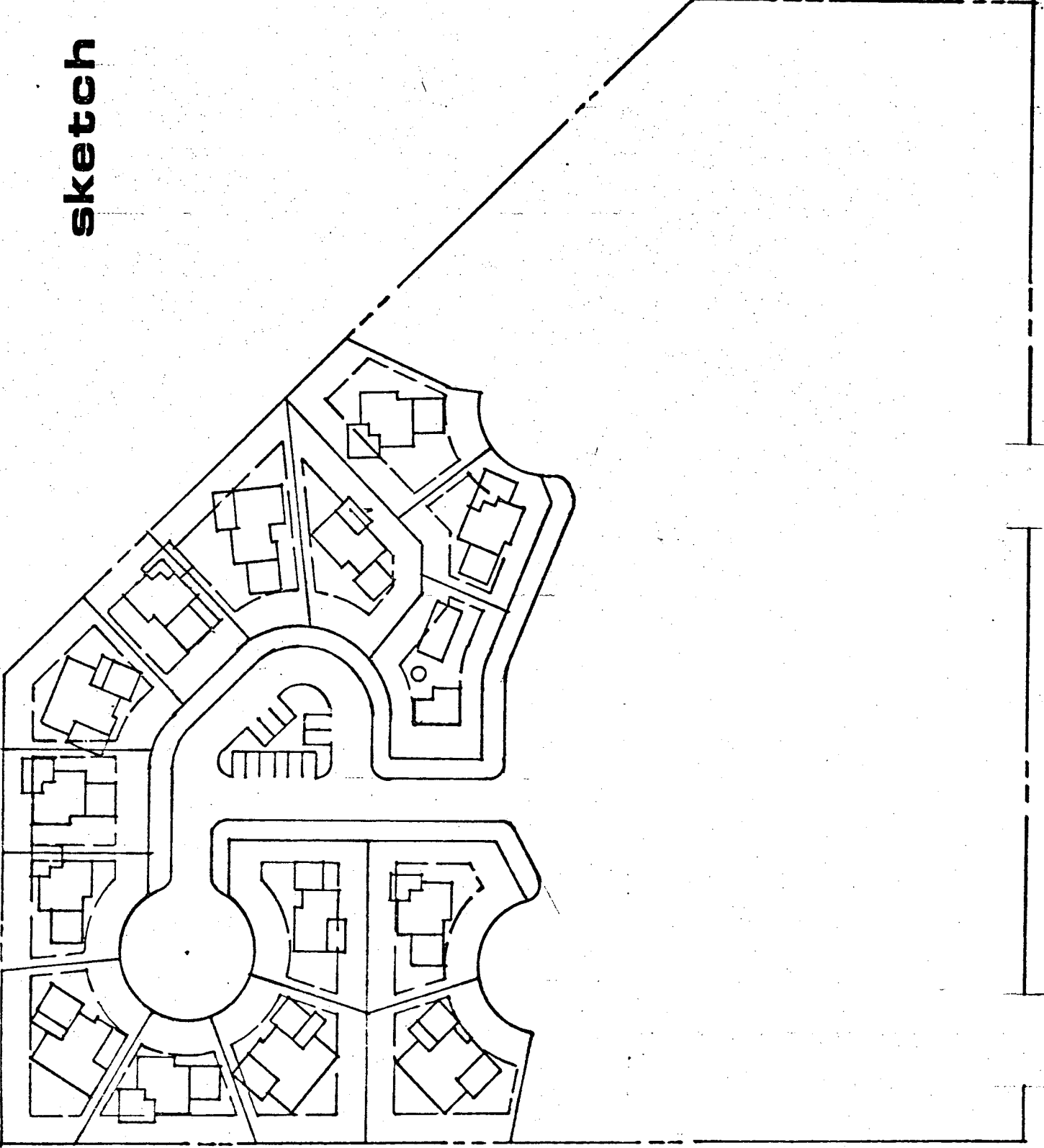


sketch .g.

upper cutoff

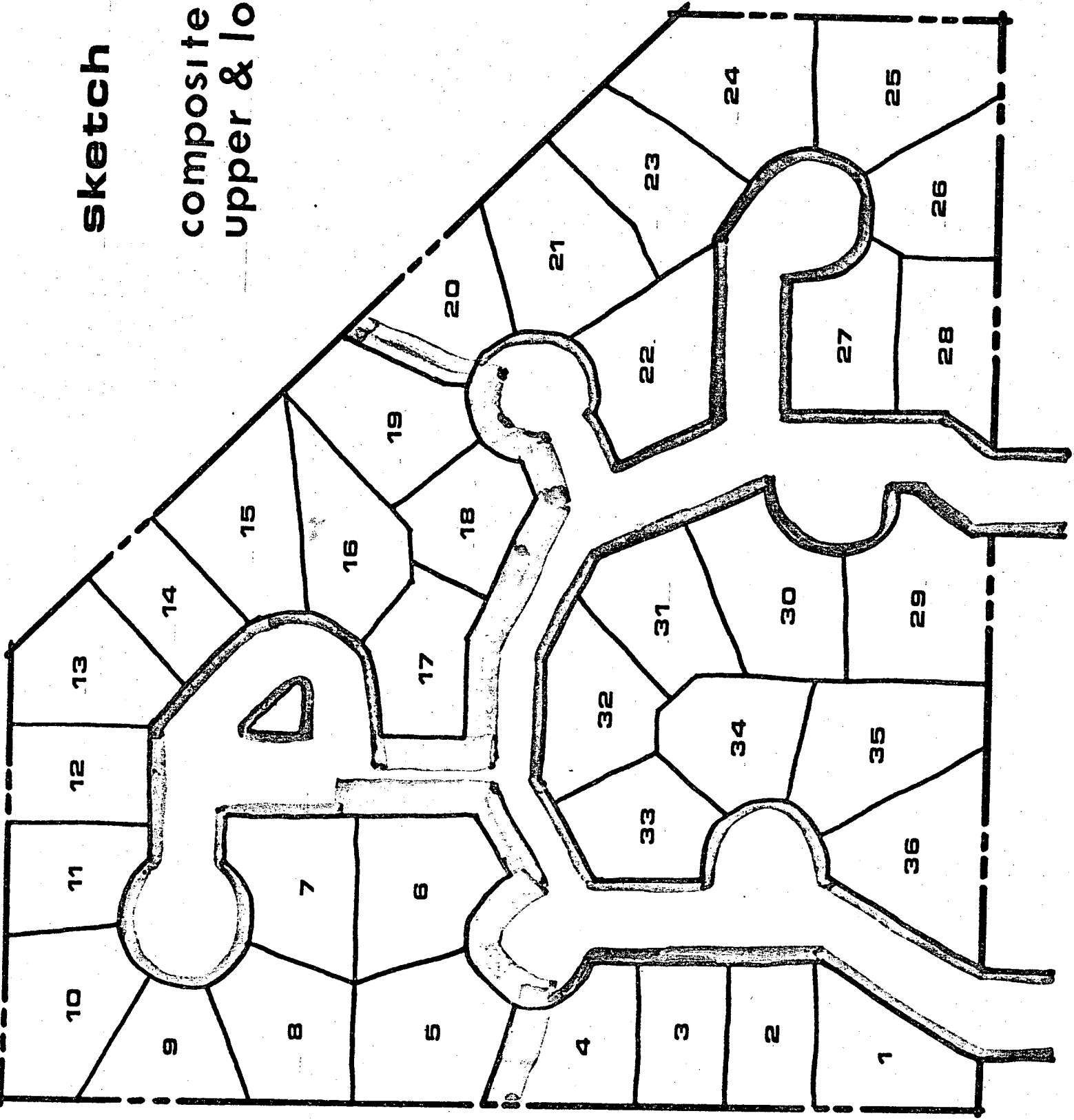


sketch .g.



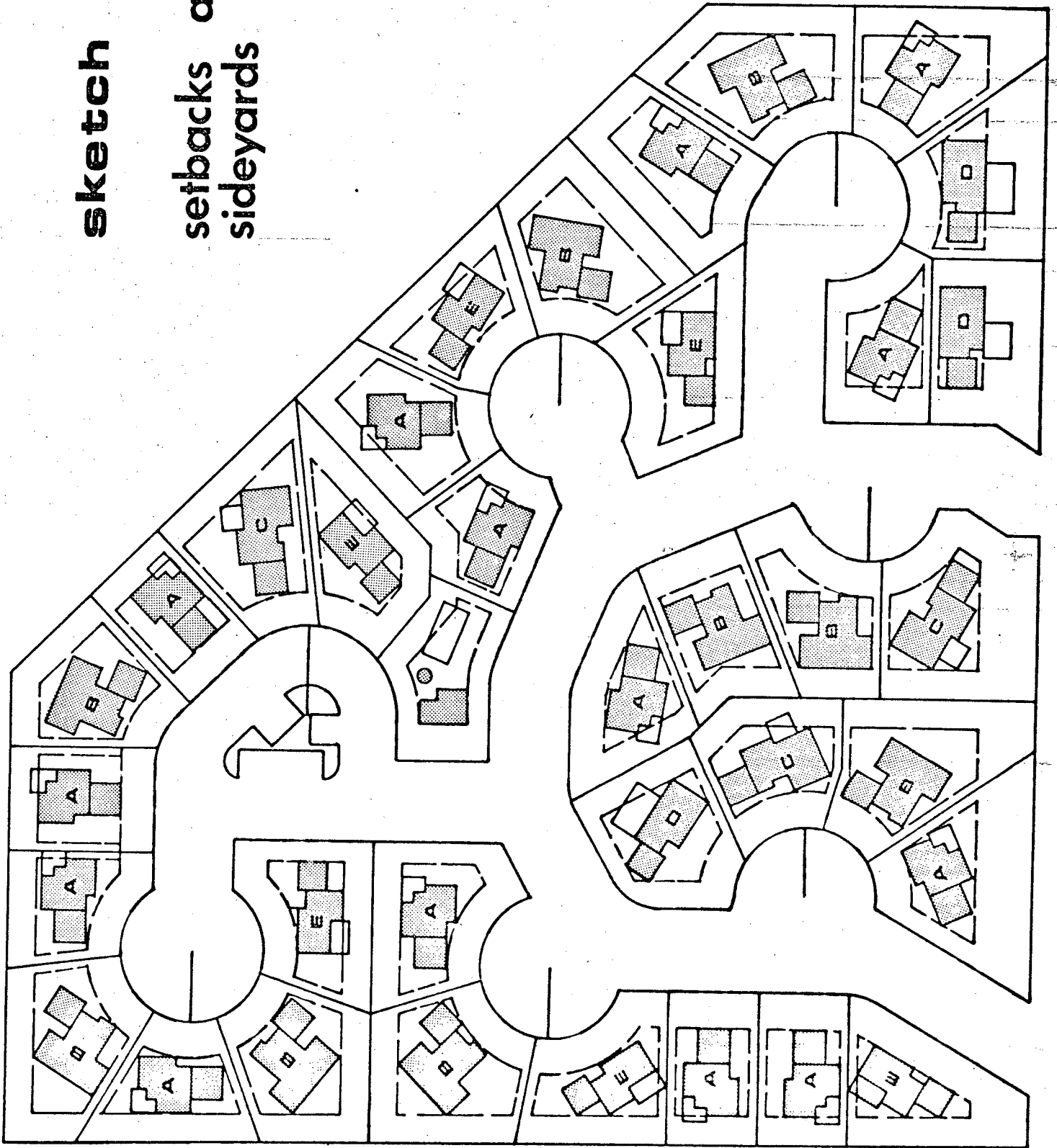
sketch .g.

composite  
upper & lower



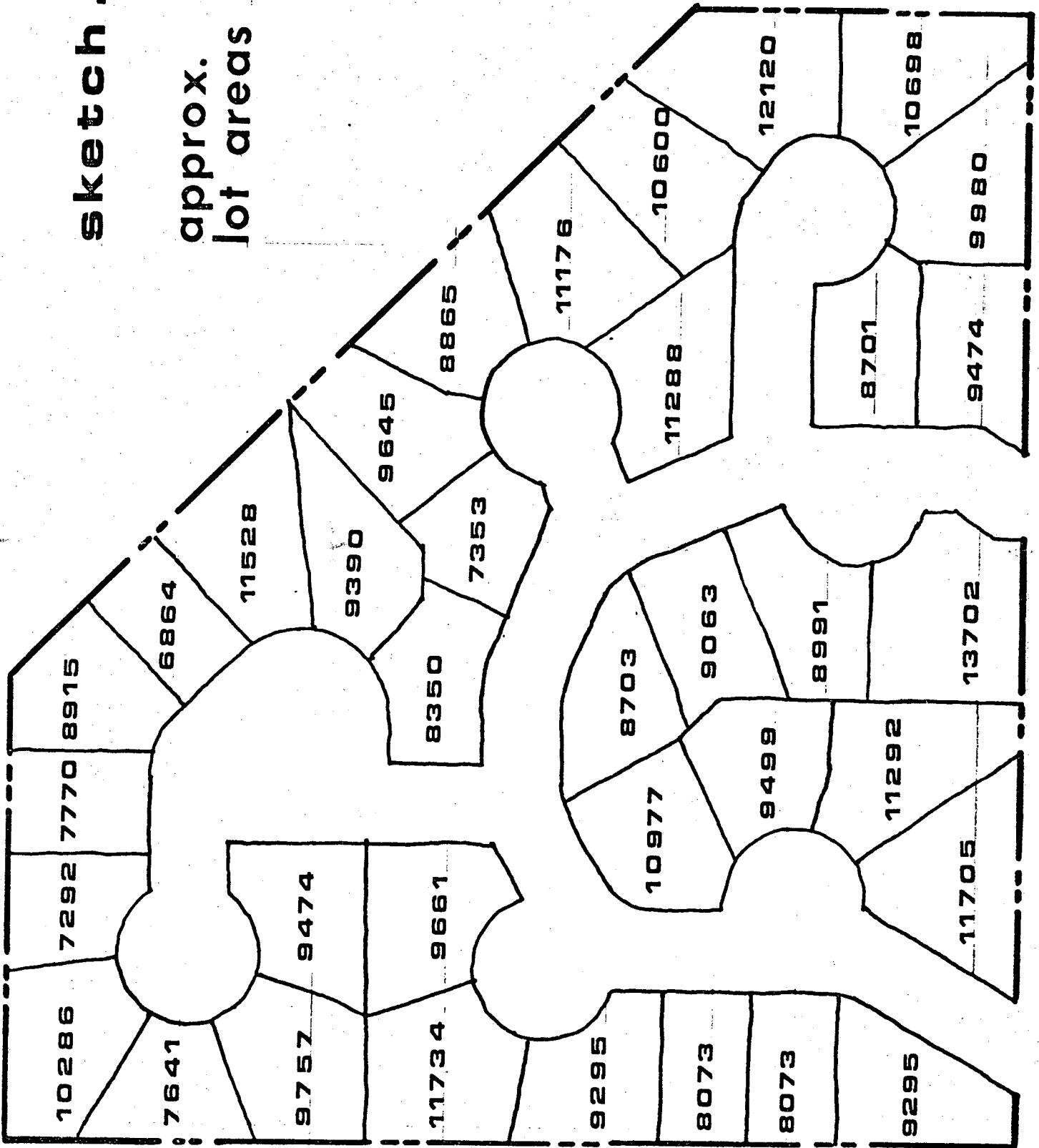
**sketch -g.**

**setbacks and  
sideyards**



# sketch .g.

approx.  
lot areas



SKETCH "G" DATA SHEET

DESIGN SITE:

AREA 10.79 Acres  
ZONING SPECIFICATION AA, w/ preplanned units

PARKING per unit 4.48 p.u.  
off-street type

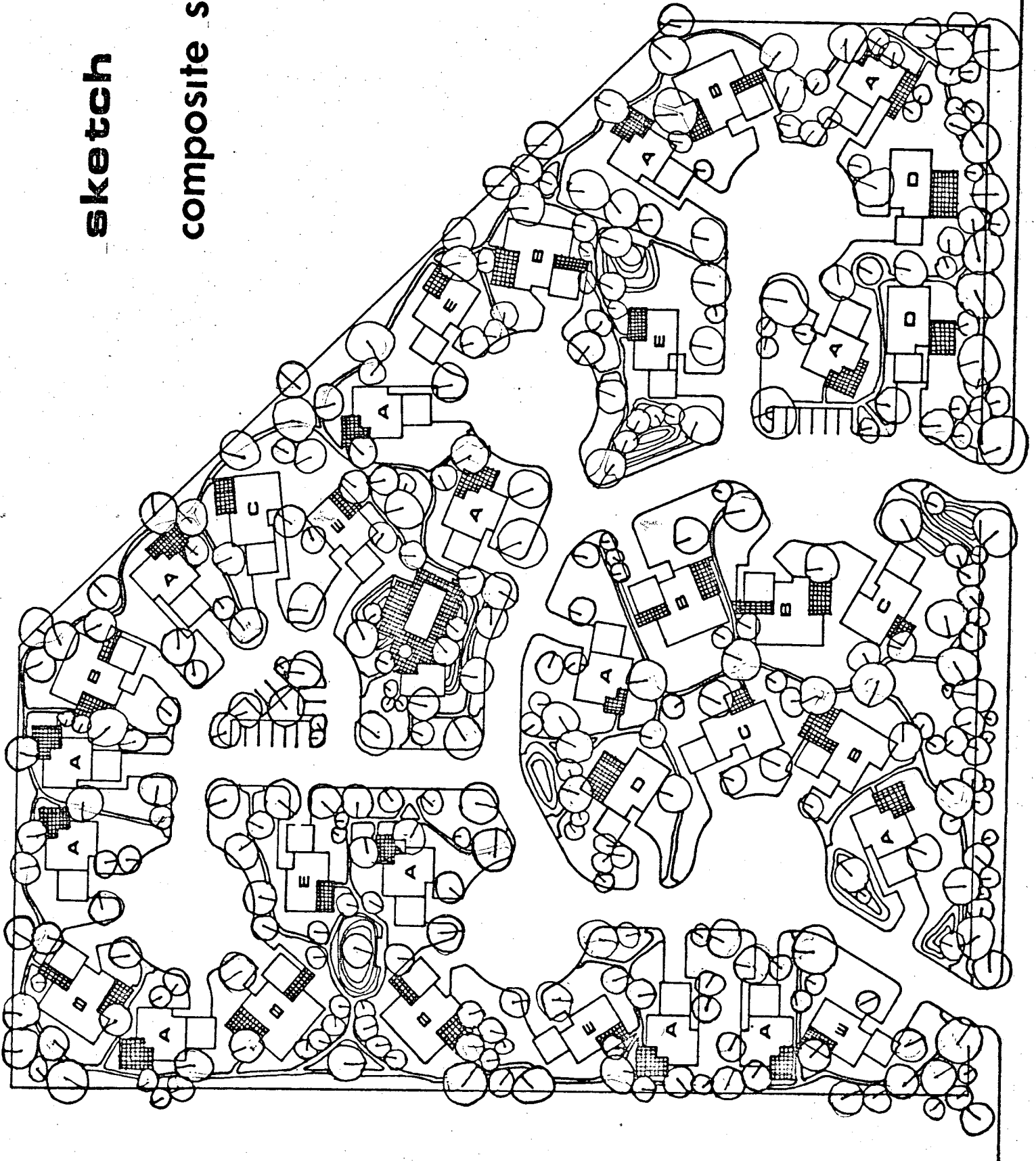
DESIGN UNIT AREAS:

UNIT A	ground floor	1114 sq. ft.
	upper floor	543 sq. ft.
UNIT B	ground floor	1828 sq. ft.
UNIT C	ground floor	1692 sq. ft.
UNIT D	ground floor	1540 sq. ft.
UNIT E	ground floor	1216 sq. ft.
	upper floor	594 sq. ft.

Note: See future development drawings  
for unit bedroom variations.

sketch -g.

composite sketch



sketch -g-

composite sketch

